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Andrews Survey & Engineering, Inc.

Land Surveying • Civil Engineering • Site Planning

September 10, 2019

EXHIBIT 26

Town of Grafton Planning Board
Mr. Joseph Laydon, Town Planner
30 Providence Road
Grafton, MA 01519

RECEIVED

OCT - 3 2019

RE: Preliminary Plan & Special Permit Application
Section 5.3 - Major Residential Development
11 Wheeler Road, Grafton, Massachusetts
ASE Project No.: 2018-207

PLANNING BOARD
GRAFTON, MA

Dear Members of the Board:

The applicant, Stanley W. & Lisa A. McGriff, wish to proceed with the Preliminary Plan & Special Permit for Major Residential Development utilizing the Flexible Development Plan presented to the Board on September 9, 2019. The Grafton Conservation Commission gave a recommendation that the Flexible Development Plan was a preferable design in addition to the Board.

The Flexible Residential Plan provides 40% Open Space land consisting of approximately 2.75 acres of land to be preserved adjacent to the Grafton Land Trust property and existing trail. In addition to providing Open Space, the applicant has offered upgrading a portion of the trail for approximately 50 feet in length where the trail has seasonal issues with being wet. As discussed with Rob Aberg of the Grafton Land Trust, a potential solution of adding crushed stone would help alleviate existing issues. Mr. Aberg has stated on the record that it is desirable for the Open Space to become a part of the Grafton Land Trust property, which the applicant doesn't object.

As part of the ongoing discussions with Mr. Aberg to get feedback on the design and work with the Grafton Land Trust, a potential land swap was incorporated in order to move the proposed stormwater basin further away from the existing trail and Grafton Land Trust property. Every effort will be made to place the stormwater basin as far from the existing trail as practical during the Definitive Subdivision process.

Since the beginning stages of Preliminary Plan process, the applicant has been in contact with the Grafton Land Trust to best identify public interests that the project can provide. The Flexible Development Plan provides approximately 2.75 acres of valuable Open Space to be gained by the Grafton Land Trust that may not be otherwise available. The applicant has shown an obvious willingness to provide a public benefit while also developing the property, thus the applicant wishes to move forward with the Flexible Development Plan as presented to the Board.

We look forward to working with you to successfully complete this project. Should you have any questions or require additional information, please contact this office.

Very Truly Yours,
ANDREWS SURVEY & ENGINEERING, INC.

Travis R. Brown

Travis R. Brown
Senior Project Engineer